



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: Tuesday, October 15, 2002 - 7:00 P.M.

Location: Selectmen's Meeting Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks
Kenneth F. Polito

Also Present: Brad Stone, Agent

Absent: Robert P. Jacques, Vice-Chairman
John D. Perreault, Town Engineer

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission approved the Minutes as submitted as follows:

August 20, 2002 – Approved by the Commission

September 17, 2002 – Approved by the Commission, with Mr. Jacques abstaining.

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

285-1176 Continued - Public Hearing regarding the Abbreviated Notice of Resource Area Delineation filed by Summit Ridge Estates for property located on Gulf Street, Shrewsbury Assessors Plate 9, Plot 12-5 & Plate 15, Parcel 3

David Parmenter – the builder, and Kelly Doyle – from Coler and Collantonio, attended the hearing.

Ms. Doyle said the Commission did a sitewalk on October 3, 2002. She said with minor changes by the Commission, and which Ross Associates approved, they are now looking to close the hearing. She said most of the flags that were moved were not moved more than 10-15 feet.

Mr. Stone said there were two flaggings missing on the plan. Ms. Doyle, after reviewing the plan, agreed they were missing, and said she would get them put on.

Mr. Stone asked about the status of the flood plain amendment or revision. Mr. Parmenter said they found the elevation to be lower. He said they are still not sure if they are going for revision or amendment.

Mr. Ostrosky officially closed the hearing, stating the Ms. Doyle will get the two flaggings put on the plan and will submit a revised plan to Mr. Stone in Engineering.

285-1180 Continued – Public Hearing regarding the Notice of Intent filed by M.R. Real Estate for the construction of a single family house at 223 Wendell Street

Glen Krevosky – the wetlands engineer, and Mike Rivelli – the developer, attended the hearing.

Mr. Krevosky submitted a revised plan. He said they are proposing to use a versa-lok wall. He said the nearest point to the wetlands is 14 feet. He said they have to have off-street parking, so there is area for 1-1/2 cars.

Mr. Polito asked if they could extend the fence to the property line. Mr. Rivelli said he could do that.

Mr. Ostrosky officially closed the hearing.

285-1185 Continued – Public Hearing regarding the Notice of Intent filed by Patrick Maroney or the construction of a three family dwelling with associated site work at 101 North Quinsigamond Avenue

Chris Keenan – the engineer from Quinn Engineering, attended the hearing. He said they are increasing the building size, and they are taking this from the parking lot footprint. He said they will have five additional retaining walls and they would not be disturbing anything to the water. He said the excavation from the foundation should take care of any fill they need.

Mr. Keenan said the construction will start to the rear of the property. He said the construction sequence can be put into the Order of Conditions.

Mr. Keenan officially closed the hearing.

285-1186 Public Hearing regarding the Notice of Intent filed by Roy Samra for the demolition of a house and the construction of a house and garage at 16 Davis Way

Joanne Teachout – the engineer from Bouley Brothers, and Roy Samra – the architect and son of the homeowners, along with Mr. and Mrs. Samra – the homeowners, attended the hearing.

Ms. Teachout said the closest point to the wetland is 10.5 feet. She said excess fill will be taken off site and anything that is stockpiled will be covered. She said they are maintaining the existing basement.

There was discussion between the engineer and architect as to where the driveway will go as the homeowners proposed something different than what the Engineering was told and had on the plan.

Mr. Ostrosky said there were minor changes needed and they can it new plans to engineering, and said there is not flexibility in moving the house.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Robert Lapierre for the construction of a building addition at 21 Davis Way**

Joanne Teachout – the engineer from Bouley Brothers, Roy Samra – the architect, and Robert LaPierre – the homeowner, attended the hearing.

Ms. Teachout said the resource area is Lake Quinsigamond. She said they have hired a structural engineering to do the addition to the existing house. She said the plan needs to be revised from use of pillars.

Ms. Teachout said the area in the back cannot be mowed.

Mr. Polito asked how the footings would be dug. Ms. Teachout said they are going to have to bring in machines to do it. Mr. Polito said he would like assurances on plan regarding excavating and foundation area.

Mr. Ostrosky continued the hearing to November 19, 2002.

285-1155 Continued – Public Hearing regarding the Notice of Intent filed by Signature Homes for the construction of a residential house at Lot 3 Walnut Street

Dave Sadowski – Seltec Engineering, and Ed from Signature Homes, attended the hearing.

Mr. Sadowski said the lot configuration is different, which was triggered by the rear setbacks. He said they are 20 feet from the wetland.

Mr. Sadowski said they will use the existing driveway to get to other lots and will leave the haybales to catch run-off.

Roland Gould, 108 Walnut Street, expressed concern about the upcoming rainstorm especially after the rainstorm during the past week-end. He said the rain went down the driveway and not the catch basin by Hillando Drive. Mr. Ostrosky asked Ed to go out during the rain to check the site and report back to Mr. Stone.

Mr. Ostrosky officially closed the hearing.

285-1188 Public Hearing regarding the Notice of Intent filed by Signature Homes for site grading at Lot 1 Walnut Street

Dave Sadowski – Seltec Engineering, and Ed from Signature Homes, attended the hearing.

Mr. Sadowski said a revision as to the type of house was done out in the field. He said during this time there was run-off, which triggered an Enforcement Order. He showed grading around the foundation and reviewed a slope-grading plan.

Mr. Polito asked for a plan on getting the driveways paved. The Commission agreed.

Mr. Ostrosky officially closed the hearing.

285-1154 Public Hearing regarding the request for an Amended Order of Conditions for house construction at Lot 4 Walnut Street

Dave Sadowski – Seltec Engineering, and Ed from Signature Homes, attended the hearing.

Mr. Sadowski said this is a house with garage under. He said they revised the house, he reviewed the grading, and stated the house is 20 feet away from wetland area. He said he fixed the rear yard setback line.

Linda Taylor, 111 Walnut Street, expressed concern for the placement of driveways and where the water is going.

Ed Gingras, 117 Walnut Street, expressed concern of driveway placement, especially during the winter, when the water might freeze before it gets to the catch basin. He wondered if another catch basin might be necessary.

Mr. Sadowski said he could talk to the Highway Superintendent and see about putting a swale in, as it would be on town property.

Mr. Ostrosky officially closed the hearing.

185-1187 Public Hearing regarding the Notice of Intent filed by Tim Shay for the construction of a retaining wall and cross drain at 469 Grafton Street

Dave Sadowski – the engineer from Seltec Engineering, and Tim Shay – the builder, attended the hearing.

Mr. Sadowski said they needed to revise the grading for the retaining wall and cross drain, using an interceptor trench. He said the detail of the wall is in the plans.

An abutter expressed concern that they have recently done a lot of work for a drainage problem they were having, and they did not want their property disturbed again.

Mr. Ostrosky officially closed the hearing.

4. New Business

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability

285-1155	Lot 3 Walnut Street- conditionally approved
285-1176	Gulf Street – The Commission voted to approve the delineation of the resource area, subject to the revision of the two flags, which did not appear on the plan
285-1180	223 Wendell Street – conditionally approved
285-1185	101 North Quinsigamond Avenue – conditionally approved
285-1186	16 Davis Way – conditionally approved
285-****	21 Davis Way - continued

4. New Business (Cont'd)

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability (Cont'd)

285-1188	Lot 1 Walnut Street – conditionally approved
285-1154	Lot 4 Walnut Street – conditionally approved
285-1187	469 Grafton Street

5. Old Business

a. Discussed/Signed Enforcement Orders

285-1172	Lot 3 Grafton Street
285-1173	Lot 4 Grafton Street
285-1174	Lot 5 Grafton Street

Mike Harrington – the developer, and Attorney Kevin Byrne – representing Mike Harrington, attended the hearing.

Attorney Byrne said that during the appeal period, Mr. Harrington did start some work. Mr. Stone went out and asked him to stop and Mr. Harrington did. He said Mr. Harrington's concern is that he has always worked in town in good faith and he is disappointed that this has happened. He said he felt that he could have been brought in a month ago to the Commission's October meeting, as the Enforcement Order was issued the day before.

Mr. Osrosky explained how the appeal period is important to the process. Mr. Harrington said he understood this.

The Commission voted to revoke the Enforcement Order.

b. Discussed/Signed Certificates of Compliance

6. Correspondence

7. Miscellaneous

The Commission agreed to meet on October 29, 2002, at 5:00 P.M., in the Engineering Conference Room, to begin discussions about a town bylaw of their own, separate from the State's.

The meeting adjourned at 9:30 P.M.

Respectfully Submitted,

Annette W. Rebovich